

Questions and Responses to Camden's riverwalk and Public Landing RFP

1. *The introductory description of the project states "The intent is to provide designs and specifications for the Town to issue bid packages for construction...". Under "Scope of Project" and "Project Deliverables" sections of the RFP it appears to require only schematic level design plans. Please clarify whether the final deliverable is for bid documents or schematic plans.*

The expectation will be to produce schematic designs. Bid documents will not be expected. The schematic designs will be used as a basis to produce bid documents at a later date, through a separate effort.

2. *Are we able to submit a proposal for only the riverwalk or only the Public Landing?*

No. The selected consultant will be expected to work on both projects and therefore a combined proposal for both elements is required.

3. *Please confirm that the consultant fee is \$40,000.00*

Correct, see page 2.

4. *Does the Town of Camden have any mapping/survey that would be available for development of design?*

Surveys are available for one section of the riverwalk located at 116 Washington St, also referred to as "Tannery site", as well as the Public Landing. These have been posted to a newly created web page at www.camdenmaine.gov Click on "Community & Economic Development" and then "Riverwalk and Public Landing" and then "Technical Information".

5. *What available mapping sources for the project area are available?*

Tax maps, ArcGIS data, floodplain data from FEMA's data set, wetlands of significance per Maine Department of Environmental Protection.

6. *Will surveying services be required?*

No

7. *Have wetlands been identified and if not is this a service to be included in the proposal?*

The Town plans to share any and all available data pertinent to this effort. See response to question 5. Also, see page 2, item 3a.

8. *How many Public meetings are expected and will the town provide the necessary notification to the public?*

See page 3, item D. Yes, the Town will notify the public.

Questions and Responses to Camden's riverwalk and Public Landing RFP

9. *The town documentation shows that a significant amount of public discourse has occurred, will there be a committee be involved with the project?*

A work group will be formed to provide guidance to the Town and selected consultant. This involvement will be in addition to the public, community meetings referenced in question 8.

10. *Does the town anticipate a minimum number of meetings with staff for the duration of the project?*

No, however, this should be included as part of the proposal as part of your work plan/approach. See page 3, items C and D.

11. *Will access to all of the parcels along the subject route available?*

The Megunticook River is adjacent to both private property and public property. Some private property owners may not be amenable to a riverwalk on their property and therefore may not support any activity on their property. See also page 2, items 2a, 3a, and 8.

12. *Will the consultant be required to assist in the permitting process?*

Identification only will be required; see page 2, items 3c and 9.

13. *Is it acceptable for individual firms to combine efforts when submitting proposals?*

Yes. Partnerships and relationships among separate firms are encouraged when appropriate and/or necessary to strengthen a proposal. However, there must be 1 comprehensive proposal submitted.

14. *Has a project base map been created? If not, are you in agreement that the selected consultant will create a project base map from available sources as opposed to requiring survey information as part of the project?*

No base map has been created. Yes in agreement to use available sources.

15. *Kindly elucidate on the expectations for the economic impact assessment for the walkway and public landing projects.*

In addition to enhancing the Town's livability, healthy lifestyle, and aesthetics, these projects are intended to have positive economic impacts in the community. It is well-accepted, backed up by economic impact studies, that pathways, multi-use trails, and public amenities that provide or increase access to rivers, waterfronts, and harbor have positive economic impacts on a community in a variety of ways. There are several software tools that economic development professionals use to measure economic

Questions and Responses to Camden's riverwalk and Public Landing RFP

impacts (job creation, new business development, population increase, tourism, etc.). The selected consultants are expected to include a discussion and projections regarding the potential economic impacts of these projects. This will be important for the Town to build support for the construction phase.

16. To clarify, is the riverwalk intended to be a pathway as opposed to a multi-use trail?

We are interested in a riverwalk that will reasonably support a broad population of users, motorized activity excluded (e.g. ATVs).

17. Have any subsurface tests been performed for either project area, and if not, what is the expectation in this regard for these schematic design projects?

Subsurface testing will not required except in the cases of schematic design elements which are heavily contingent on such tests (e.g. bridges, boardwalks, etc).

18. Many of us who have been involved with projects requiring community participation have led meetings and workshops. Given the potential sensitivity of the some of the issues noted in the RFP, would it be the preference of the town to have a professional facilitator lead public meetings, and if so, should they be included on the consultant team?

See response to question 13.

19. The fund source is public money. Are there any D/WBE goals that the proposals should try to meet? If so, what are the goals?

No

20. The work is being funded under two fund sources? Could the match point of the work be identified? (how will we split the effort?) Will the proposal for engineering services need to be separated into two distinct proposals for accounting purposes? What are the identifying project number(s) to be used for this work?

Yes, 2 separate grants were awarded, both from the Maine Coastal Program. The grants were from 2 separate categories within the Maine Coastal Program. The Public Landing is funded through the Shore and Harbor Planning Grant Program while the riverwalk is funded through the Coastal Communities Grant Program. However, the Town will expect consultants to submit one proposal in response to this RFP. Methods of billing with the selected consultant will be determined during the contract negotiations phase. The selected consultant will be required to deliver, at the end of the project, 2 separate schematic designs and associated elements for purposes of the grant reporting.

Questions and Responses to Camden's riverwalk and Public Landing RFP

21. *Environment resources within the area impacted by the river walk footprint will need to be identified and quantified by the selected firm, and the firm will assist in identifying needed permits. Is this the limit of responsibility for the consultant in the permitting effort for this preliminary engineering phase?*

Yes, but if other permitting needs apply based on the final schematic designs, the consultant will be expected to identify those areas.

22. *Property pins can be located during the existing conditions survey. Will the scope of work include the collection of property owner information, title research and plotting of existing property lines impacted by the project? If not, will property owner information be provided by others?*

See response to question 5.

23. *The information available states that, for the river walk portion, a foot bridge over the river near the school will be needed. Design effort sufficient to select structure type and cost will be budgeted. Is there information as to the approximate length requirements of this structure? A geotechnical investigation will be needed.*

A final location of the riverwalk has not been determined. For example, the document "Camden Riverwalk – Issues and Responses" is merely a draft and should not be construed as definitive. If final locations require a bridge, schematic designs, length, and cost estimates will be expected.

24. *There is also commentary regarding a footbridge to be part of the public landing. Should a line item to select and price an appropriate bridge structure be included in the proposal? A line item for geotechnical evaluation would be required here as well.*

See responses to question 17 and 23.

25. *There is likely to be areas within the project limits that will have utility facilities. Should a line item for utility coordination be included in the cost proposal?*

Costs associated with determining and obtaining initial feedback from utilities would be relevant and appropriate to include.

26. *What is Consultant's responsibility for base mapping? (full survey or best-available public information?) Have any surveys been completed and are they available for review before RFP deadline?*

See responses to questions 4, 5, 6, and 7.

Questions and Responses to Camden's riverwalk and Public Landing RFP

27. Is the consultant responsible for wetland mapping and survey to determine ROW? How are impacts to be determined?

See page 2, item 3a; also response to question 7.

28. Will the Town be responsible for leading the efforts to procure any easements or ROW once they are identified, and if necessary?

See page 2, item 8. The consultant will be expected to assist the Town when discussing easements with private property owners. This may be direct via conversations or indirect via educational information (e.g. liability, tax implications, etc), depending on the willingness and receptivity of the property owner.

29. Has the corridor been identified or is the consultant expected to explore several options? Is the intent to have the majority of the trail corridor in roadway ROW or cross-country/riverside?

See response to question 23.

30. Is it anticipated that any federal funds would be involved at any point during the project?

The funding for this RFP is provided, in part, through a grant awarded from NOAA Grants to the Maine Coastal Program, a program of the Maine Department of Agriculture, Conservation, and Forestry.

31. Has the Town procured the funding for the capital costs associated with this project?

No.

32. One question we have is whether there is any survey (topographic and boundary) information of the River Walk corridor and if not is that cost anticipated to be part of the consultant's scope of services?

See responses to questions 4 and 14.

33. Is it possible to gain access to the proposed route that is not owned or controlled by the Town of Camden? Do we need to seek landowner permission or are the landowners aware this process is on-going therefore are not going to be surprised by people walking the route?

See response to question 11.

Questions and Responses to Camden's riverwalk and Public Landing RFP

34. Will there be a follow up phase to develop the actual final design and bid packages beyond this RFP?

Yes, conditional on funding. There is no guarantee of work beyond the deliverables of this RFP.

35. Is the Town GIS map of the Megunticook River and Downtown Camden we received as part of the RFP package the extent of existing base data available for the project?

See responses to questions 4, 5, and 7.

36. In one of the referenced Special Reports: Camden Riverwalk, Issues and Responses. There is a description of the Riverwalk Phase I Segment, is the alignment and aerial map referenced in the report available for review and can we get a copy prior to proposal submission?

No, see response to question 23.

37. What river segments are considered Phase II and Phase III in this report?

This is a draft report only. Because we have not identified the location of the riverwalk, we do not have established phases at this time.

38. Has the trail section at the tannery site already been designed?

No

39. Is the consultant required to provide wetland delineation?

See responses to 5, 7, 21, and 27.

40. Is the consultant required to actually obtain any permits?

No

41. We understand you want assistance in obtaining easements, will assistance be needed in obtaining any ROW also mentioned?

Yes, see also response to question 28.

Questions and Responses to Camden's riverwalk and Public Landing RFP

42. Is the town responsible for the ROW acquisition?

Ultimately, yes, but with assistance as specified in the response to question 28.

43. Could you clarify Scope of Project item 3-c reference to MDOT and locally administered project guidelines? Is any LAP certification required and is this a MDOT funded project?

Visit <http://www.maine.gov/mdot/lpa> (e.g. NEPA, Uniform Act, etc). The consultant will be expected to align schematic design elements and LPA requirements. This is not a Maine Dept of Transportation funded project. Future work, such as construction, may be depending on funding source(s).

44. What specifically is the Town looking for as a deliverable for "Conduct Existing Conditions and Uses"?

See questions and responses to 5, 22, and 26.

45. Is the Town of Camden securing the rights from private property owners to access properties that potentially relate and/or influence the project scope/design?

The consultant will be expected to assist in this effort. See also the responses to questions 11 and 28.

46. "Develop Plans for the Schematic site including: Trail elevations, widths, right of way impacts, wetland impacts, structural cross sections, surface material, and information necessary to construct the trail." This level of detail is not typically included in a schematic plan and would require site specific field survey work & wetland delineations. The scope and budget defined would not allow for this level of refinement and development. Can you clarify?

See responses to questions 1, 4, 5, 6, and 7.

47. With regards to cross sections and surface material: Would typical details of the proposed trail sections be sufficient?

Yes

Questions and Responses to Camden's riverwalk and Public Landing RFP

48. Assess and provide the economic impact of: Can you better define what the expectation and deliverable for this is? Economic assessments can be lengthy and costly depending on the level of complexity and specificity. Please clarify.

See response to question 15.

49. Provide an itemized cost estimate for construction and ongoing maintenance. An itemized cost estimate for construction of the schematic/preliminary plans is feasible as a general Order of Magnitude, but estimating the ongoing maintenance can significantly vary based on the final designs and the specifics of them. Please clarify.

We expect the cost and level of ongoing maintenance will be dependent on the recommended design. Therefore, this will need to be factored in to the overall feasibility.

50. Identify and provide assistance with obtaining easements. Identifying the potential easements necessary for this project is feasible. Obtaining the easements does not seem to be appropriate for the scope or budget of this phase of the project. Please clarify.

See responses to questions 28 and 41.

51. What are the "State Certification Standards" referred in requirement F.?

See response to question 43. Also, indicate whether you are registered with Maine's Secretary of State and whether you carry the typical insurance coverage relevant to this type of project.

52. Is lighting to be included along the Riverwalk? If so, what level of detail is required to be included in the deliverables?

If lighting is included in the final design, the Town will need to know locations, type, power supply, cost estimates, and other associated elements

53. Has the Riverwalk route beginning from Knowlton Street to the Camden Harbor's Public Landing, Phase II, been defined?

No

54. Will the Town be providing all necessary analysis data? (GIS, Base mapping, etc.)

See responses to questions 5 and 7.

Questions and Responses to Camden's riverwalk and Public Landing RFP

55. *Page 1 of the RFP describes the design services as a “conceptual design and engineering plan” to identify the “feasibility of construction” of the multi-use pathway. Further on page 1 the design intent is described as to “provide designs and specifications for the Town to use as bid packages for construction of the riverwalk and a redesigned public landing”. On page 2 under the Scope of Project section, the design effort is described as “schematic” site plans for the trail and public landing. Is the expectation of this project that the Consultant will initially develop schematic and conceptual plans, and ultimately provide the Town with final design documents that are ready to be bid in accordance with MaineDOT standards?*

See responses to questions 1 and 34.

56. *If the project is only expecting schematic and conceptual designs as a deliverable, does the Town intend to apply for design and construction fund through the MaineDOT Quality Community Program?*

Possibly. See also page 2, item 6.

57. *The deliverables do not call for boundary survey. Has the Town obtained this information for all of the effected parcels along the trail, as well as for the Town's ownership of the Public Landing?*

See responses to questions 4, 5, 6, and 11.

58. *The RFP notes that several reports have been developed, some of which indicate that concept plans for the proposed trail were to be inserted in certain sections of those reports, however I could not find them on the Town's website as a separate attachment. Will these prior developed plans be available for review prior to the RFP submission deadline?*

There are no conceptual locations yet because the process of determining private property owners' interest/reaction must occur first.

59. *Is bathymetric information available adjacent to the Public Landing area?*

This is not relevant; see response to question 61.

60. *Can we obtain a copy of the grant applications?*

Yes; these are now available by visiting the same web page as referenced in the response to question 4.

Questions and Responses to Camden's riverwalk and Public Landing RFP

61. How much of the focus of the Public Landing is on dock system reorganization and how much is on landside improvements?

Landside only

62. Will the determination of 'feasibility' for the riverwalk be physical/technical only? Or include political and financial?

All factors should be included.

63. The RFP references adherence to the LAP program guidelines. Actual LAPs follow a qualifications-based selection process (QBS). The submittal requirements in the RFP call for including price in the same package as the technical proposal. Would the Town entertain the idea of having cost provided in a separate envelope, and opening cost after the technical proposals have been evaluated and scored, thereby having it be a true QBS process?

See response to question 43. Cost is to be included in the proposal, as specified on page 3 in "Proposal Requirements", and scoring will take into account the structure, as specified on page 4 in "Selection Criteria".

64. Item 7, page 2 – how many meetings are anticipated?

This should be factored in to the proposal as part of the Requirements listed on page 3 and will be evaluated accordingly during the scoring.

65. For Deliverables, would an "existing conditions survey" still be required because this is looking for schematic design not bid documents? (vs. a more simple, existing conditions analysis technical memo)

Existing conditions and uses analysis technical memo is sufficient, using available data as referenced. See also responses to questions 4, 5, and 14.

66. For #8 in the Scope of Work - if this is schematic design, would the Town still need assistance "obtaining easements to ensure project completion"?

Yes. See also response to question 28.